

1701-1709 Trimble Road

Edgewood, Maryland

FOR SALE

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For more information, contact

Bill Pellington  
410.244.3137  
bill.pellington@cbre.com

John Wilhide  
410.244.3146  
john.wilhide@cbre.com

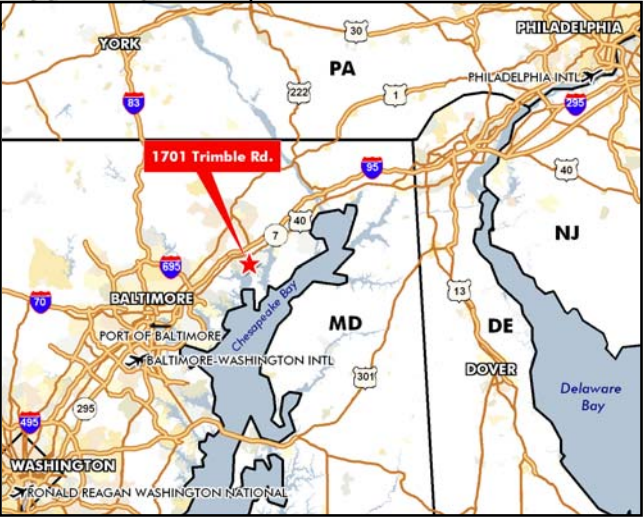
CB Richard Ellis, Inc.  
250 West Pratt Street  
Suite 2000  
Baltimore, Maryland 21201

main: 410.244.7100  
fax: 410.244.3101

LOCAL MAP



REGIONAL MAP



ACCESSIBILITY

I-95:	2.78 miles/4 minutes
I-695:	13.89 miles/17 minutes
Baltimore City:	28 miles/30 minutes
Baltimore Port:	24.5 miles/27 minutes
PA State Line @ I-95:	62.88 miles/1 hour 1 minute
DE State Line @ I-95:	38.17 miles/38 minutes
BWI:	33.6 miles/38 minutes

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BUILDING SIZE:	602,250± SF Main Warehouse - 460,334± SF High Bay Warehouse - 136,864± SF	COLUMN SPACING:	42' x 42'9"
OFFICE:	22,000± SF	HVAC:	Gas; air rotation system
ACRES:	175.133± (3 parcels)	ELECTRICAL:	5,000 amps, 277/480V 3 phase, 4 wire
YEAR BUILT:	1991	SPRINKLER:	Wet, Class IV systems with in-rack heads On-site, external support tank and pump system
LOADING DOCKS:	Receiving - 14 with dock seals and levelers (expandable) Shipping - 17 with dock seals and levelers (expandable)	ROOF:	Stone ballasted rubber membrane (EPDM)
LOADING:	3 drive-ins	PARKING:	Car - 425 spaces Trailer - 80 spaces (expandable)
RAIL:	CSX	LIGHTING:	Fluorescent & metal halide
CEILING HEIGHT:	Warehouse - 26'± High Bay - 46'±	ZONING:	GI, Harford County
		PRICE:	\$24,000,000

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# Site/Floor Plan

